



LDG



SSL247

LISSON GALLERY LONDON

Lisson Street, NW1

An income producing freehold investment opportunity on the fringe of Marylebone. Compromising of **four apartments**, and offered fully tenanted.

The self-contained building has consistently let, and experienced rental income growth, since its conversion in 2015.

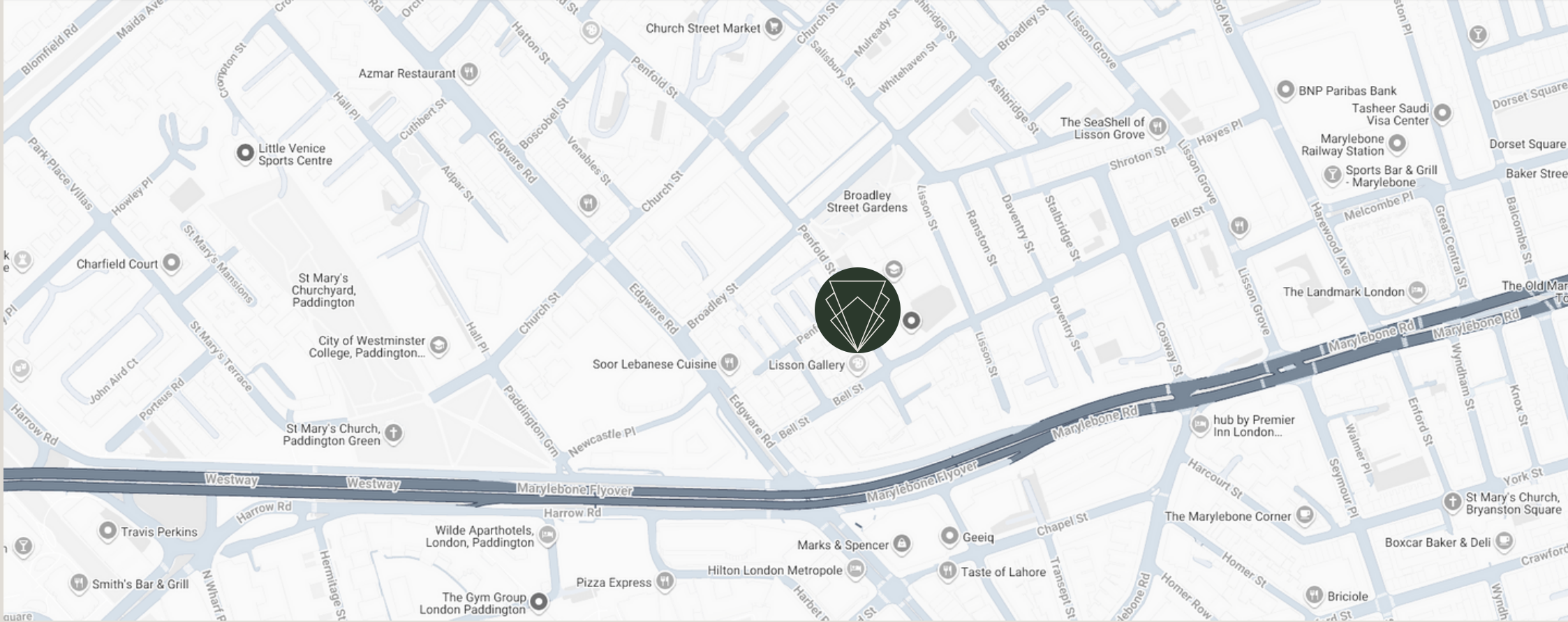
A fifth apartment, with direct street access, has been sold on a 115 year separate lease.





Investment Highlights

- **Freehold residential investment** located on **Lisson Street** in Marylebone - a well-connected and established **Central London** address.
- The property comprises **four apartments**, all **fully let and income-producing**. A fifth apartment has been **sold on a 115-year lease**, generating a **ground rent income of £250 per annum**.
- **Converted in 2015** and **consistently let since**, demonstrating **stable occupancy and rental growth**.
- **Accommodation:** approximately **2,587 sq ft (NIA)**, arranged as, **1 three-bedroom apartment, 2 two-bedroom apartments** and **1 one-bedroom apartment**
- **Total rental income: £137,038 per annum.**
- **Gross yield: approximately 7.02% at the guide price.**
- Offered **freehold**, with **tenants responsible for utilities and council tax.**
- Excellent transport links – **Marylebone (480m)** and **Edgware Road (320m)** stations nearby.
- Surrounded by local amenities including **The Perseverance, Irene, Nep Nep, and Regent's Park.**
- **Attractive low-maintenance investment** with **proven income and strong tenant demand.**
- **Guide price: £1,950,000 (STC)**, a **low capital value of £753 per Sq Ft** and a **gross yield of approximately 7.02%** - representing **compelling value** for a **freehold block in Marylebone.**
- An ideal opportunity for investors seeking **secure, long-term rental income** with **capital growth potential.**



Connectivity

Located moments from many restaurants, with Pure Gym and The Regent's Park all close by, the area offers an appealing mix of leisure, green space, and local favourites. Excellent transport links are provided by Edgware Road (320m) and Marylebone (480m), ensuring convenient access across Central London.

Tenancy Schedule

Floor	NIA (SqM)	NIA (SqFt)	Weight	Tenant	Rent (£/annum)	Lease Expiry Date	Notes
3	39.5	425	19.73%	Flat 5	£27,040.00	Jul-26	1 bed with balcony
2	51.7	556	23.21%	Flat 4	£31,800.00	Jan-27	2 bed
1	51.7	556	26.26%	Flat 3	£35,984.00	Oct-27	2 bed
Ground	97.5	1,050	30.62%	Flat 2	£41,964.00	Aug-26	3 bed 2 bath with balcony
Ground	-	-	0.18%	Flat 1	£250.00	-	Sold off on 115 year LLH
TOTAL	240	2,587	100%		£137,038.00		

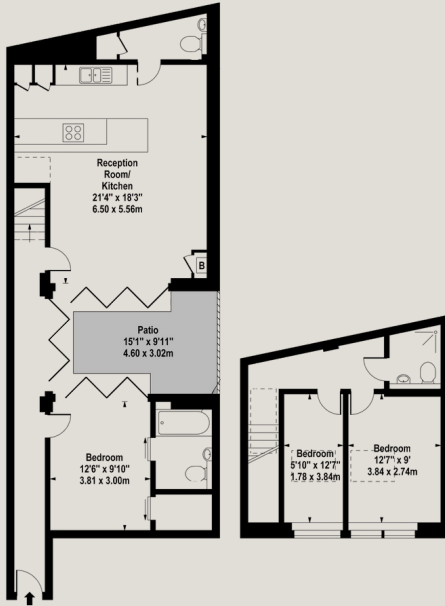
Market Summary

Address	Size	Specification	Sale Price	Sale Price per Sq Ft	Sale Date
Flat 3 (1st Floor), 104 Lisson Grove, London NW1 6LW	487	1	£500,000	£1,027	Mar-25
Flat 4 (3rd/4th Floor), 50 Lisson Street, London NW1 5DF	1,682	3	£1,950,000	£1,159	Apr-25
Flat 62 (Gnd Floor), 3 Fisherton Street, London NW8 8FS	927	2	£975,000	£1,052	May-25
12 Brunswick House (1st Floor), 94-96 Balcombe Street, London NW1 6NG	576	2	£545,000	£946	Jun-25
17 Cosway Mansions (2nd Floor), Shroton Street, London NW1 6UE	502	1	£510,000	£1,016	Jul-25
Flat 63 (Gnd Floor), 3 Fisherton Street, London NW8 8FS	573	1	£600,000	£1,047	Jul-25
Flat 8 (3rd Floor), 97 Bell Street, London NW1 6TL	565	2	£645,000	£1,142	Sep-25
14 Melcombe Court (5th Floor), Dorset Square, London NW1 6EP	862	3	£900,000	£1,044	Oct-25
Flat A (Lwr Gnd Floor), 54 Balcombe Street, London NW1 6ND	559	2	£625,000	£1,118	Oct-25
37 Annes Court (1st Floor), 3 Palgrave Gardens, London NW1 6EN	875	3	£900,000	£1,029	Jun-25
603 Jerome House (6th Floor), 14 Lisson Grove, London NW1 6TS	637	1	£599,000	£940	Feb-24
Flat A (Lwr Gnd Floor), 119 Lisson Grove, London NW1 6UP	442	1	£410,000	£928	Jun-25
6 Portman Gate (1st Floor), 102 Lisson Grove, London NW1 6LF	363	Studio	£333,000	£917	Sep-25

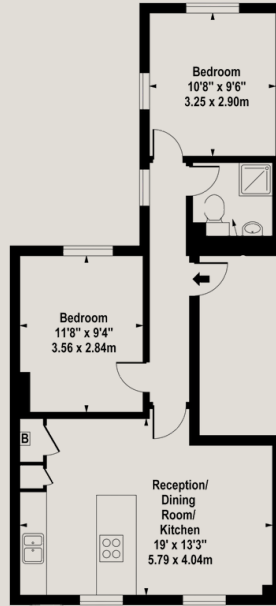




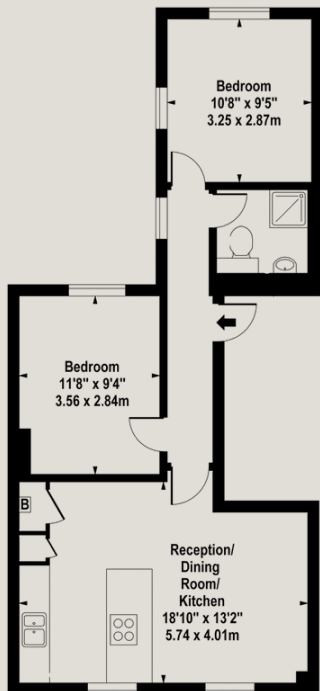
Flat 2



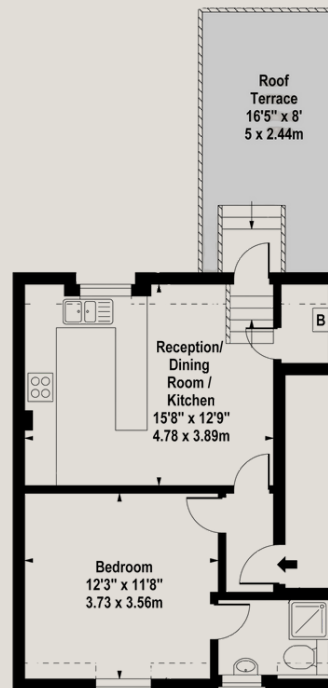
Flat 3



Flat 4



Flat 5



Floorplans and Area Schedule

Floor	NIA (SqM)	NIA (SqFt)
3	39.5	425
2	51.7	556
1	51.7	556
Ground	97.5	1,050
Ground	-	-
TOTAL	240	2,587

Further Information

VAT: The property will be sold as an asset sale and is not elected for VAT.

Tenure: Freehold title no. 83184

EPC: C

Proposal: Guide price: **£1,950,000 (STC)**, a low capital value of **£753 per Sq Ft** and a **gross yield** of approximately **7.02%**

Contact Details:

Roni Rosenberg

M: 07702 643 317

E: roni@ldg.co.uk

David Caldeira

M: 07368 333 545

E: david@ldg.co.uk

Ben Everest

M: 07944 967 637

E: ben@ldg.co.uk

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